

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS,

008697

THAT KIRKWOOD DEVELOPMENT, INC., an Oklahoma corporation, authorized to do business in the State of Maine, ("Grantor") for consideration paid by RICHARD WILLIAMS, a married person, whose mailing address is Gagnon Road, Fairfield, Maine 04937 ("Grantee") the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Richard Williams, his heirs and assigns forever, a certain lot or parcel of land together with buildings and fixtures thereon, located in Waterville, Maine, and bounded and described as set forth in Schedule A attached hereto and incorporated herein by reference.

TRANSFER  
TAX  
PAID

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, his heirs and assigns, to his and their use and behoof forever.

AND Grantor does covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as set forth in Schedule A, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, Kirkwood Development, Inc., has caused this instrument to be executed by Bruce Brown, its President thereunto duly authorized, this 13th day of May, 1988.

WITNESS:

Stephanie K. Wainer

KIRKWOOD DEVELOPMENT, INC.

By: Bruce Brown  
Its: President

STATE OF MAINE

COUNTY OF Cumberland, SS.May 13th, 1988

Then personally appeared the above named Bruce Brown, President of Kirkwood Development, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation

Before me,

Stephanie K. Wainer  
Notary Public/Attorney-at-Law  
Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



.AE0/ss

STEPHANIE K. WAINER  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES JULY 23, 1994

SCHEDULE A

A certain lot or parcel of land located in the City of Waterville, Maine, County of Kennebec and State of Maine, being bounded and described as follows:

Lot #10 of the Forest Park subdivision, as shown on a plan entitled "Plan of Forest Park Located in the City of Waterville, Kennebec County, Maine", dated April 21, 1987, and recorded in the Kennebec County Registry of Deeds in File #E-87056.

This conveyance is made subject to a Declaration of Protective Covenants of Forest Park by Kirkwood Development, Inc., as declarant of even or near date herewith and to be recorded in the Kennebec County Registry of Deeds.

Meaning and intending to convey a portion of the premises conveyed to the Grantor herein by Deed of R. Brent Cote, dated June 19, 1987 and recorded in said Registry in Book 3183, Page 98.

RECEIVED KENNEBEC SS.

1988 MAY 16 AM 11:56

WITNESSES: *James Paul Thomas*  
REGISTER OF DEEDS